

**TLZM 2013-0006, CRESCENT PARKE
REZONING APPLICATION
REQUEST FOR MODIFICATIONS
April 17, 2015
Revised April 22, 2015**

In order to achieve the design depicted on the concept plan, the following modifications to the Zoning Ordinance are necessary and appropriate.

I. Zoning Ordinance Section to be Modified

Section 11.3 Number of Parking Spaces Required

Parking Standards Table

<i>Type of Use</i>	<i>Minimum Number of Spaces Required</i>
<i>Single-Family Attached</i>	<i>2.0 per dwelling if access to the lot is onto a public street; 2.5 per dwelling if access to the lot is from a private accessway. For townhouses with a single-car garage, the garage shall not be counted as a parking space. For townhouses with a two-car garage, the two-car garage shall count as a single (one) parking space.</i>

Requested Modification

Type of Use	Minimum Number of Spaces Required
Single-Family Attached	2.5 spaces per dwelling unit, including all garage and driveway spaces.*

Justification for Modification

The applicant is requesting a modification of the residential parking requirement to permit garage spaces to count towards meeting the parking requirement. The provided parking is 763 residential spaces with 763 spaces required for the proposed 305 single family attached units. Of the total provided, 610 spaces will be located on the lots in garages and driveways, 147 spaces on-street, and 6 spaces will be off-street visitor parking spaces. All of the townhome units will have a garage, which by covenant will be required to be maintained for parking purpose only. Additionally, the applicant will proffer that the HOA will be responsible for outside grounds maintenance, which eliminates the need for residents to store yard maintenance equipment and tools in the garage. The HOA also will be responsible for monitoring and implementing this requirement, as is done in other communities.

II. Zoning Ordinance Section to be Modified

Section 7.10.11. Streetscape Requirements

- A. Streets. Streets, including associated streetscape improvements, in the CD District shall be provided according to the following requirements.*
 - 2. Street Types. The street shall be in accordance with the applicable street cross sections shown in the accompanying drawings....Cross sections are provided for the following streets:*
 - a. Urban Boulevards. This designation includes the extension of Davis Avenue...*

Requested Modification

The street designation for the Davis Avenue Extension between the existing terminus of Davis Avenue and the roundabout intersecting with the Gateway Drive Extension shall be a General Urban Street with parking on both sides pursuant to Section 7.10.11.A.2.b.

Justification for Modification

This modification request accompanies the Town Plan Amendment filed to designate Davis Avenue Extension as a Through Collector roadway, which is implemented as a General Urban Street under the Crescent Design District standards. The applicant's traffic study indicates that the projected traffic volumes for this road connection of 3,690 VTD can be adequately handled with a two-lane roadway. The General Urban Street section, therefore, is more appropriate for the Davis Avenue Extension than is the current designation of the Urban Boulevard.

Section 7.10.11.A.4.b of the Crescent Design District includes criteria to adjust street cross sections, which are addressed as follows:

- i. The General Urban Street section will facilitate vehicular turning movements, since two-lane streets are easier to navigate than four-lane streets. The on-street parking lane can be used as a turning lane near the approach to intersections. Additionally, two roundabouts are proposed for the Davis Avenue Extension, which also will facilitate vehicular turning movements. Two-lane roundabouts also are easier to navigate than four-lane roundabouts.
- ii. The General Urban Street section will facilitate superior building design, since low-rise buildings, such as the three- and four-story buildings proposed along the Davis Avenue Extension are better able to frame two-lane roadway than a four-lane boulevard. Four-lane boulevards are better framed by mid-rise buildings of at least six or more stories.
- iii. The General Urban Street section enhances the pedestrian environment by encouraging lower speeds on the roadway and by providing a narrower

street section for pedestrians to cross.

- iv. The General Urban Street section alleviates a significant engineering constraint for the bridge crossing Tuscarora Creek. The two-lane road section requires less support structure and less disruption to the flood plain. Resources are wasted when roadways are over-designed and over-built for the traffic conditions. Reduced areas devoted to impermeable surfaces also improve the environment and the community character.

III. Zoning Ordinance Section to be Modified

Section 7.10.6 Building Type Specifications

E. Building Elements

7. Roof Form

c. Dormer Windows. Any grouping of single family attached buildings shall include dormer windows for a minimum of 50 percent (50%) of the buildings in each grouping of buildings.

Requested Modification

For one of the single family attached elevations proposed for Crescent Parke, permit roof lines that use cross gables on the front elevation rather than dormer windows.

For the two-over-two style single family attached elevations, use a shed roof (sloping from front to back) behind a parapet that appears as a flat roof on the front elevation.

Justification for Modification

For one of the single family attached elevations proposed for Crescent Parke, cross gables are proposed to be used on the front elevation. The cross gable serves a similar function as a dormer in terms of the effect on the roof line by breaking up the roof line and providing a richness of light and shadow on the front elevation. The cross gables will be embellished with stick-style trim which will provide additional architectural interest.

For the two-over-two style single family attached elevations, a shed roof sloping from front to back will be used in conformance with Section 7.10.6.E.7.b, which permits pitched, flat or shed roofs. The dormer windows specified in Section 7.10.6.7.c is most appropriate when used with pitched roofs. Crescent Parke is proposing a parapet wall to provide architectural interest to the front elevation, which will appear as a flat roof style from that elevation.